

**ORIGINAL**  
COMMISSIONERS  
DOUG LITTLE - Chairman  
BOB STUMP  
BOB BURNS  
TOM FORESE  
ANDY TOBIN

**OPEN MEETING ITEM**



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EXECUTIVE DIRECTOR

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ARIZONA CORPORATION COMMISSION

2016 JUN 17 A 10:52

AZ CORP COMMISSION  
DOCKET CONTROL

DATE: JUNE 17, 2016

DOCKET NOS.: SW-01428A-15-0259

TO ALL PARTIES:

Enclosed please find the recommendation of Administrative Law Judge Sasha Paternoster. The recommendation has been filed in the form of an Opinion and Order on:

LIBERTY UTILITIES (LITCHFIELD PARK WATER AND SEWER), CORP.  
(CC&N EXTENSION)

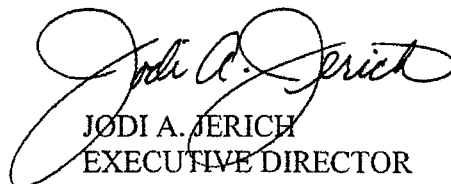
Pursuant to A.A.C. R14-3-110(B), you may file exceptions to the recommendation of the Administrative Law Judge by filing an original and thirteen (13) copies of the exceptions with the Commission's Docket Control at the address listed below by **4:00** p.m. on or before:

JUNE 27, 2016

The enclosed is NOT an order of the Commission, but a recommendation of the Administrative Law Judge to the Commissioners. Consideration of this matter has tentatively been scheduled for the Commission's Open Meeting to be held on:

JULY 12, 2016 AND JULY 13, 2016


For more information, you may contact Docket Control at (602) 542-3477 or the Hearing Division at (602) 542-4250. For information about the Open Meeting, contact the Executive Director's Office at (602) 542-3931.

  
JODI A. JERICH  
EXECUTIVE DIRECTOR

Arizona Corporation Commission

**DOCKETED**

JUN 17 2016

DOCKETED BY 

1200 WEST WASHINGTON STREET; PHOENIX, ARIZONA 85007-2927 / 400 WEST CONGRESS STREET; TUCSON, ARIZONA 85701-1347

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This document is available in alternative formats by contacting Shaylin Bernal, ADA Coordinator, voice phone number 602-542-3931, E-mail [SABernal@azcc.gov](mailto:SABernal@azcc.gov).

1 **BEFORE THE ARIZONA CORPORATION COMMISSION**

2 **COMMISSIONERS**

3 DOUG LITTLE – Chairman  
4 BOB STUMP  
5 BOB BURNS  
6 TOM FORESE  
7 ANDY TOBIN

8 IN THE MATTER OF THE APPLICATION OF  
9 LIBERTY UTILITIES (LITCHFIELD PARK  
10 WATER AND SEWER), CORP. FOR APPROVAL  
11 OF AN EXTENSION OF A CERTIFICATE OF  
12 CONVENIENCE AND NECESSITY TO PROVIDE  
13 WASTEWATER UTILITY SERVICE IN  
14 MARICOPA COUNTY, ARIZONA.

DOCKET NO. SW-01428A-15-0259

DECISION NO. \_\_\_\_\_

**OPINION AND ORDER**

11 DATE OF HEARING: April 26, 2016

12 PLACE OF HEARING: Phoenix, Arizona

13 ADMINISTRATIVE LAW JUDGE: Sasha Paternoster<sup>1</sup>

14 APPEARANCES: Mr. Jay Shapiro, SHAPIRO LAW FIRM, P.C., on behalf  
15 of Liberty Utilities (Litchfield Park Water and Sewer),  
16 Corp.;

17 Ms. Michele Van Quathem, LAW OFFICES OF  
18 MICHELE VAN QUATHEM, PLLC, on behalf of  
19 Maricopa County Municipal Water Conservation District  
20 Number One; and

Ms. Robin Mitchell, Staff Attorney, Legal Division, on  
behalf of the Utilities Division of the Arizona  
Corporation Commission.

21 **BY THE COMMISSION:**

22 On July 10, 2015, Liberty Utilities (Litchfield Park Water and Sewer), Corp. ("Liberty") filed  
23 with the Arizona Corporation Commission ("Commission") an application requesting that the  
24 Commission approve an extension of its current Certificate of Convenience and Necessity ("CC&N")  
25 to provide wastewater utility service to include the Zanjero Trails development in Maricopa County,  
26 Arizona.

27 \_\_\_\_\_  
28 <sup>1</sup> Chief Administrative Law Judge Dwight Nodes conducted the evidentiary hearing in this matter. The Recommended  
Opinion and Order was drafted by Administrative Law Judge Sasha Paternoster.

1 On July 28, 2015, Maricopa County Municipal Water Conservation District Number One  
2 (“MWD”) filed an Application to Intervene.

3 On August 7, 2015, MWD was granted intervention by Procedural Order.

4 Also on August 7, 2015, the Commission’s Utilities Division (“Staff”) filed a Deficiency Letter,  
5 requesting additional information regarding the facilities’ description, Liberty’s financial condition,  
6 and expansion of its Palm Valley Water Reclamation Facility (“PVWRF”).

7 On October 5, 2015, Liberty filed its Response to the Deficiency Letter.

8 On November 6, 2015, Staff filed its second Deficiency Letter, requesting details of the  
9 wastewater treatment capacity design and excessive discharge that was reported by the Arizona  
10 Department of Environmental Quality (“ADEQ”).

11 On December 10, 2015, the Company filed its Response to the second Deficiency Letter.

12 On January 11, 2016, Staff filed a Sufficiency Letter stating that Liberty’s application had met  
13 the sufficiency requirements as outlined in the Arizona Administrative Code (“A.A.C.”).

14 On January 12, 2016, a Procedural Order was issued scheduling an evidentiary hearing to  
15 commence on March 8, 2016, and establishing procedural deadlines.

16 On January 25, 2016, Liberty filed a Request for Extension of Hearing Date and for  
17 Modification of Notice Requirement.

18 On January 26, 2016, by Procedural Order, the hearing was rescheduled to commence on April  
19 26, 2016.

20 On April 4, 2016, Liberty filed its Notice of Filing Certification of Publication and Proof of  
21 Mailing.

22 On April 5, 2016, Staff filed its Staff Report, recommending approval of Liberty’s application  
23 for extension of its CC&N for wastewater service to Zanjero Trails Phases I and II subject to certain  
24 conditions and recommending the Commission issue an Order Preliminary for Zanjero Trails Phases  
25 III, IV, V, and VI. Staff’s recommendations also included a condition that would require Liberty to  
26 expand its PVWRF from 5.1 million gallons per day (“MGD”) to 6.55 MGD by December 31, 2021.

27 On April 19, 2016, MWD filed Exceptions to Staff Report Recommendations, objecting to  
28 Staff’s recommendation of an Order Preliminary for Zanjero Trails Phases III-VI.

Also on April 19, 2016, Liberty filed its Response to Staff Report, in which it opposed Staff's recommendation to issue an Order Preliminary for a portion of the proposed extension area and Staff's recommendation to require Liberty to expand the PVWR to 6.55 MGD by December 31, 2021.

On April 26, 2016, the hearing in this matter was held as scheduled before a duly authorized Administrative Law Judge of the Commission at its offices in Phoenix, Arizona. Liberty, MWD, and Staff appeared through counsel and no members of the public appeared to present public comment. The parties presented evidence and testimony during the hearing, with Staff presenting revised recommendations. At the conclusion of the hearing, the matter was taken under advisement pending submission of a Recommended Opinion and Order to the Commission.

\* \* \* \* \*

Having considered the entire record herein and being fully advised in the premises, the Commission finds, concludes, and orders that:

### **FINDINGS OF FACT**

#### **Background**

1. Liberty is an Arizona "C" corporation that provides public water and wastewater utility service in communities within the cities of Litchfield Park, Goodyear, and Avondale, and in adjacent unincorporated areas of Maricopa County in the west Phoenix valley, west of the Agua Fria River and north of Interstate Highway 10. Liberty has approximately 18,400 water customers and approximately 20,500 wastewater customers.<sup>2</sup>

2. Liberty, an Arizona corporation, is owned by Liberty Utilities (Sub) Corp., a Delaware corporation, through its operating subsidiary, Liberty Utilities, Co. Liberty's ultimate parent, Algonquin Power & Utilities Corp., is a Canadian corporation whose shares are traded on the Toronto Stock Exchange.<sup>3</sup>

3. On July 10, 2015, Liberty filed an application for an extension of its current CC&N to provide wastewater utility service to the Zanjero Trails development in Maricopa County, Arizona, the legal description of which is set forth in Exhibit A, attached hereto and incorporated by reference.

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<sup>2</sup> Exhibit S-1 at 1.

<sup>3</sup> Id.

1           4.       The proposed extension area is in an unincorporated area of Maricopa County within  
2 Sections 4, 9, and 16 of Township 2 North, Range 2 West, and in Sections 28 and 33 of Township 3  
3 North, Range 2 West. The Zanjero Trails development is bounded by Perryville Road on the east,  
4 Peoria Avenue on the north, Camelback Road on the south, and Beardsley Canal on the west.<sup>4</sup>

5           5.       Liberty is requesting Commission approval to extend its wastewater CC&N to serve the  
6 1,740-acre property in Maricopa County. Upon build out, Zanjero Trails will have a total of 4,595  
7 residential dwelling units and 4,894 equivalent dwelling units, which include schools, restaurants,  
8 commercial, mutli-family homes, and light industrial users.<sup>5</sup>

9           6.       The development is to occur in six phases, with build out to be completed over 20 years.<sup>6</sup>  
10 According to Liberty, utility construction will begin for Phase I, in 2017; for Phase II, in 2021; for  
11 Phase III, in 2025; for Phase IV, in 2029; for Phase V, in 2033; and for Phase VI, in 2037. The  
12 southernmost portion of the proposed extension area encompasses Phase I of Zanjero Trails and is  
13 expected to include 806 single family homes. Phase I is bounded by Perryville Road, Camelback Road,  
14 Bethany Home Road, and Beardsley Canal. Phase II, bounded by Perryville Road, Glendale Avenue,  
15 Bethany Home Road, and Beardsley Canal, is expected to include 628 single family homes. The  
16 remaining four phases are expected to include single family homes as follows: Phase III – 641; Phase  
17 IV – 934; Phase V – 841; and Phase VI – 484.<sup>7</sup>

18           7.       EPCOR Water Arizona, Inc. – Agua Fria Water District (“EPCOR”) holds the water  
19 CC&N for the proposed extension area and will provide water service to Zanjero Trails. Liberty has  
20 received a request for service to provide wastewater service from the property owner, MWD.  
21 Additionally, Liberty contributed to the construction of the main collection transmission line, which  
22 will collect sewer from the Zanjero Trails development and transfer it to the PVWRF.<sup>8</sup>

23           8.       Bifurcated water and wastewater systems can create difficulties when attempting to  
24 disconnect service for the nonpayment of utility bills. Liberty is willing to provide wastewater utility  
25 service to the proposed extension area but will equip each home with a sewer shutoff valve. Liberty

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26 <sup>4</sup> Id.

27 <sup>5</sup> Exhibit S-1 at 3.

28 <sup>6</sup> Id.

<sup>7</sup> Exhibit S-1, Attachment A at 2.

<sup>8</sup> Transcript at 24.

1 has existing customers in which sewer shutoff valves are utilized and prefers this method to terminate  
2 service in the event of nonpayment over a mutual agreement with the water provider. According to  
3 Liberty's witness, Mr. Steve Carlson, sewer shutoff valves are an easier and less costly alternative to  
4 an agreement with the water provider to allow for shutoff in the case of nonpayment of bills. Mr.  
5 Carlson testified that, in cases where a customer does not pay their sewer bill, Liberty's protocol  
6 includes notifying the customer of the past due amount through collections; placing a door hanger to  
7 indicate the customer's bill is past due and that their account is in danger of being shut off; and, finally,  
8 turning off the sewer due to nonpayment.<sup>9</sup>

9       9.       According to Staff's Engineering Report, Liberty owns and operates the PVWRF, in  
10 addition to two (2) lift stations and a collection system. Liberty is in the process of expanding its  
11 treatment capacity from 5.1 MGD to 5.8 MGD.<sup>10</sup>

12       10.       Staff concluded that Liberty's wastewater system has adequate treatment capacity to  
13 serve the existing customer base.<sup>11</sup>

14       11.       Liberty submitted the proposed cost for the six phases of sewer improvement projects  
15 needed to serve the requested extension area. Liberty's projections estimate a total combined cost for  
16 Phases I-VI of approximately \$22,744,640 for wastewater facilities in the proposed extension area.<sup>12</sup>

17       12.       Liberty proposes to finance the wastewater infrastructure needs with a combination of  
18 contributions and advances in aid of construction paid by MWD, and other developers, through Hookup  
19 Fees, in addition to capital improvements paid by Liberty.<sup>13</sup>

20       13.       Staff concluded that Liberty's proposed cost to construct facilities needed to serve the  
21 extension area is reasonable. However, Staff stated it did not make a "used and useful" determination  
22 for the proposed plant-in-service and no conclusions should be inferred for rate making or rate base  
23 purposes.<sup>14</sup>

24       14.       Liberty will charge its existing wastewater rates in the proposed extension area.<sup>15</sup>

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25 <sup>9</sup> Trans. at 22; 26-29.

26 <sup>10</sup> Trans. at 15-16 indicating that construction of the PVWRF expansion began the day of the hearing.

27 <sup>11</sup> Ex. S-1 at Att. A at 7

28 <sup>12</sup> Id. at 2.

<sup>13</sup> Id. at 1.

<sup>14</sup> Id. at 5.

<sup>15</sup> Ex. S-1 at 2.

15. ADEQ's Compliance Status Report dated July 28, 2015, indicated that the PVWRF "was not in violation at a level at which ADEQ would take an action or issue a Notice of Opportunity to Correct or Notice of Violation and/or is in compliance with the Order/Judgment."<sup>16</sup>

16. Liberty has an approved wastewater Offsite Hookup Fee Tariff on file with the Commission.<sup>17</sup>

17. Staff reported that there are no delinquent Commission compliance items for Liberty.<sup>18</sup>

18. Staff stated that Maricopa County Environmental Services Department ("MCESD")<sup>19</sup> has determined that EPCOR's public water system No. 07-695 is in compliance and is currently delivering water that meets quality standards as determined by the A.A.C.<sup>20</sup>

#### **Staff's Recommendations**

19. Staff initially recommended that the Commission conditionally approve Liberty's application for an extension of its CC&N to provide wastewater service for Phases I and II, and issuing an Order Preliminary<sup>21</sup> for Phases III-VI. Staff stated that an Order Preliminary for a portion of the proposed extension area was appropriate given the speculative nature of the twenty (20) year construction timeline, based on Staff's belief that ten (10) years was a reasonable construction planning horizon for the instant case. Staff's initial recommendations also included a requirement that Liberty file a copy of the Certificate of Approval of Construction for the PVWRF expansion to 6.55 MGD no later than December 31, 2022.<sup>22</sup>

20. Liberty and MWD each objected to the issuance of an Order Preliminary for Phases III-VI, stating an Order Preliminary would cause unnecessary delay and uncertainty in the development and use of MWD's property. Liberty also opposed Staff's recommendation to require Liberty to expand its PVWRF to 6.55 MGD by December 31, 2021, asserting such a requirement would result in unneeded treatment capacity at ratepayer expense.

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<sup>16</sup> Ex. S-1 at Att. A at 6.

<sup>17</sup> Ex. S-1 at 2.

<sup>18</sup> Ex. S-1 at Att. A at 6.

<sup>19</sup> MCESD is the formally delegated agent of ADEQ.

<sup>20</sup> Ex. S-1 at Att. A at 6.

<sup>21</sup> An "Order Preliminary" is an order issued by the Commission that precedes the issuance of a full CC&N following the applicant satisfying certain terms and conditions specified by the Commission. See, A.R.S. § 40-282(D).

<sup>22</sup> Ex. S-1 at 4-6.

1        21.     At hearing, Staff amended its recommendations, withdrawing the recommendation for  
2 an Order Preliminary and revising the recommendation regarding the expansion of Liberty's  
3 wastewater treatment facility.<sup>23</sup>

4        22.     Staff is now recommending the Commission approve Liberty's application for an  
5 extension of its CC&N to provide wastewater service to the entire Zanjero Trails development, subject  
6 to conditions. Staff's final recommendations are as follows:

- 7            1.     That Liberty charge its existing rates and charges in the proposed extension area.
- 8            2.     That Liberty file with Docket Control, as a compliance item in this docket, a  
9                 copy of the county franchise agreement for the extension area no later than  
10                December 31, 2017.
- 11           3.     That Liberty file with Docket Control, as a compliance item in this docket, a  
12                 copy of the Certificate of Approval of Construction for the first parcel served in  
13                the Phase I Development area no later than December 31, 2017.
- 14           4.     That Liberty file with Docket Control, as a compliance item in this docket, a  
15                 copy of the Certificate of Approval of Construction for the first parcel served in  
16                the Phase II Development area no later than December 31, 2021.
- 17           5.     That Liberty file with Docket Control, as a compliance item in this docket, a  
18                 copy of the Certificate of Approval of Construction for the PVWRF expansion  
19                to 5.8 MGD no later than December 31, 2022.
- 20           6.     That Liberty file with Docket Control, as a compliance item in this docket, a  
21                 copy of the Certificate of Approval to Construct for the first parcel served it the  
22                Phase III Development area no later than December 31, 2024.
- 23           7.     That Liberty file with Docket Control, as a compliance item in this docket, a  
24                 copy of the Certificate of Approval of Construction for the first parcel served in  
25                the Phase III Development area no later than 36 months after obtaining the  
26                Approval to Construct from ADEQ.

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27  
28        <sup>23</sup> Trans. at 6, 9-10.



8. That Liberty file with Docket Control, as a compliance item in this docket, a copy of the Certificate of Approval to Construct for the first parcel served in the Phase IV Development area no later than December 31, 2028.
9. That Liberty file with Docket Control, as a compliance item in this docket, a copy of the Certificate of Approval of Construction for the first parcel served in the Phase IV Development area no later than 36 months after obtaining Approval to Construct from ADEQ.
10. That Liberty file with Docket Control, as a compliance item in this docket, a copy of the Certificate of Approval to Construct for the first parcel served in the Phase V Development area no later than December 31, 2032.
11. That Liberty file with Docket Control, as a compliance item in this docket, a copy of the Certificate of Approval of Construction for the first parcel served in the Phase V Development area no later than 36 months after obtaining the Approval to Construct from ADEQ.
12. That Liberty file with Docket Control, as a compliance item in this docket, a copy of the Certificate of Approval to Construct for the first parcel served in the Phase VI Development area no later than December 31, 2036.
13. That Liberty file with Docket Control, as a compliance item in this docket, a copy of the Certificate of Approval of Construction for the first parcel served in the Phase VI Development area no later than 36 months after obtaining the Approval to Construct from ADEQ.

23. Staff further recommends that the Commission's Decision granting this extension of Liberty's wastewater CC&N be considered null and void, after due process, should Liberty fail to meet Conditions Nos. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13, within the time specified.

24. Staff's final recommendations are reasonable, and we will adopt them.

#### **CONCLUSIONS OF LAW**

1. Liberty is a public service corporation within the meaning of Article XV of the Arizona Constitution and A.R.S. §§ 40-281 and 40-282.

1                    2.        The Commission has jurisdiction over Liberty and the subject matter of the application.

2            3.      Notice of the application was provided in accordance with law.

3           4.       There is a public need and necessity for wastewater service in the proposed extension  
4 area as set forth in Exhibit A.

5            5.        Liberty is a fit and proper entity to receive a CC&N to provide wastewater service in  
6 the proposed extension area.

7 6. Staff's final recommendations are reasonable and should be adopted.

8	<u>ORDER</u>
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9 IT IS THEREFORE ORDERED that the application of Liberty Utilities (Litchfield Park Water  
10 and Sewer), Corp. for an extension of its Certificate of Convenience and Necessity to provide  
11 wastewater service in Maricopa County for that property described in Exhibit A attached hereto, is  
12 approved as conditioned herein.

13 IT IS FURTHER ORDERED that Liberty Utilities (Litchfield Park Water and Sewer), Corp.  
14 shall charge its authorized rates and charges in the extension area.

15 IT IS FURTHER ORDERED that Liberty Utilities (Litchfield Park Water and Sewer), Corp.  
16 shall file with Docket Control, as a compliance item in this docket, a copy of the county franchise  
17 agreement for the extension area no later than December 31, 2017.

18 IT IS FURTHER ORDERED that Liberty Utilities (Litchfield Park Water and Sewer), Corp.  
19 shall file with Docket Control, as a compliance item in this docket, a copy of the Certificate of Approval  
20 of Construction for the first parcel served in the Phase I Development area no later than December 31,  
21 2017.

22 IT IS FURTHER ORDERED that Liberty Utilities (Litchfield Park Water and Sewer), Corp.  
23 shall file with Docket Control, as a compliance item in this docket, a copy of the Certificate of Approval  
24 of Construction for the first parcel served in the Phase II Development area no later than December 31,  
25 2021.

26 IT IS FURTHER ORDERED that Liberty Utilities (Litchfield Park Water and Sewer), Corp.  
27 shall file with Docket Control, as a compliance item in this docket, a copy of the Certificate of Approval  
28 of Construction for the Palm Valley Water Reclamation Facility expansion to 5.8 million gallons per

1 day no later than December 31, 2022.

2 IT IS FURTHER ORDERED that Liberty Utilities (Litchfield Park Water and Sewer), Corp.  
3 shall file with Docket Control, as a compliance item in this docket, a copy of the Certificate of Approval  
4 to Construct for the first parcel served in the Phase III Development area no later than December 31,  
5 2024.

6 IT IS FURTHER ORDERED that Liberty Utilities (Litchfield Park Water and Sewer), Corp.  
7 shall file with Docket Control, as a compliance item in this docket, a copy of the Certificate of Approval  
8 of Construction for the first parcel served in the Phase III Development area no later than 36 months  
9 after obtaining the Approval to Construct from the Arizona Department of Environmental Quality.

10 IT IS FURTHER ORDERED that Liberty Utilities (Litchfield Park Water and Sewer), Corp.  
11 shall file with Docket Control, as a compliance item in this docket, a copy of the Certificate of Approval  
12 to Construct for the first parcel served in the Phase IV Development area no later than December 31,  
13 2028.

14 IT IS FURTHER ORDERED that Liberty Utilities (Litchfield Park Water and Sewer), Corp.  
15 shall file with Docket Control, as a compliance item in this docket, a copy of the Certificate of Approval  
16 of Construction for the first parcel served in the Phase IV Development area no later than 36 months  
17 after obtaining the Approval to Construct from the Arizona Department of Environmental Quality.

18 IT IS FURTHER ORDERED that Liberty Utilities (Litchfield Park Water and Sewer), Corp.  
19 shall file with Docket Control, as a compliance item in this docket, a copy of the Certificate of Approval  
20 to Construct for the first parcel served in the Phase V Development area no later than December 31,  
21 2032.

22 IT IS FURTHER ORDERED that Liberty Utilities (Litchfield Park Water and Sewer), Corp.  
23 shall file with Docket Control, as a compliance item in this docket, a copy of the Certificate of Approval  
24 of Construction for the first parcel served in the Phase V Development area no later than 36 months  
25 after obtaining the Approval to Construct from the Arizona Department of Environmental Quality.

26 IT IS FURTHER ORDERED that Liberty Utilities (Litchfield Park Water and Sewer), Corp.  
27 shall file with Docket Control, as a compliance item in this docket, a copy of the Certificate of Approval  
28 to Construct for the first parcel served in the Phase VI Development area no later than December 31,

2036.

IT IS FURTHER ORDERED that Liberty Utilities (Litchfield Park Water and Sewer), Corp. shall file with Docket Control, as a compliance item in this docket, a copy of the Certificate of Approval of Construction for the first parcel served in the Phase VI Development area no later than 36 months after obtaining the Approval to Construct from the Arizona Department of Environmental Quality.

IT IS FURTHER ORDERED that, if Liberty Utilities (Litchfield Park Water and Sewer), Corp. fails to meet the above timeframes, the Arizona Corporation Commission's Decision granting the extension of Liberty Utilities (Litchfield Park Water and Sewer), Corp.'s wastewater Certificate of Convenience and Necessity be considered null and void, after due process.

IT IS FURTHER ORDERED that this Decision shall become effective immediately.

BY ORDER OF THE ARIZONA CORPORATION COMMISSION.

CHAIRMAN

COMMISSIONER

COMMISSIONER

COMMISSIONER

COMMISSIONER

IN WITNESS WHEREOF, I, JODI JERICH, Executive Director of the Arizona Corporation Commission, have hereunto set my hand and caused the official seal of the Commission to be affixed at the Capitol, in the City of Phoenix, this \_\_\_\_\_ day of \_\_\_\_\_ 2016.

JODI JERICH  
EXECUTIVE DIRECTOR

DISSENT \_\_\_\_\_

DISSENT \_\_\_\_\_  
SP:aw

SERVICE LIST FOR:

LIBERTY UTILITIES (LITCHFIELD PARK WATER  
AND SEWER) CORP.

DOCKET NO.:

SW-01428A-15-0259

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Janice Alward, Chief Counsel

Legal Division

ARIZONA CORPORATION COMMISSION

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Phoenix, AZ 85007

Thomas Broderick, Director

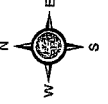
Utilities Division

ARIZONA CORPORATION COMMISSION

1200 West Washington Street

Phoenix, AZ 85007

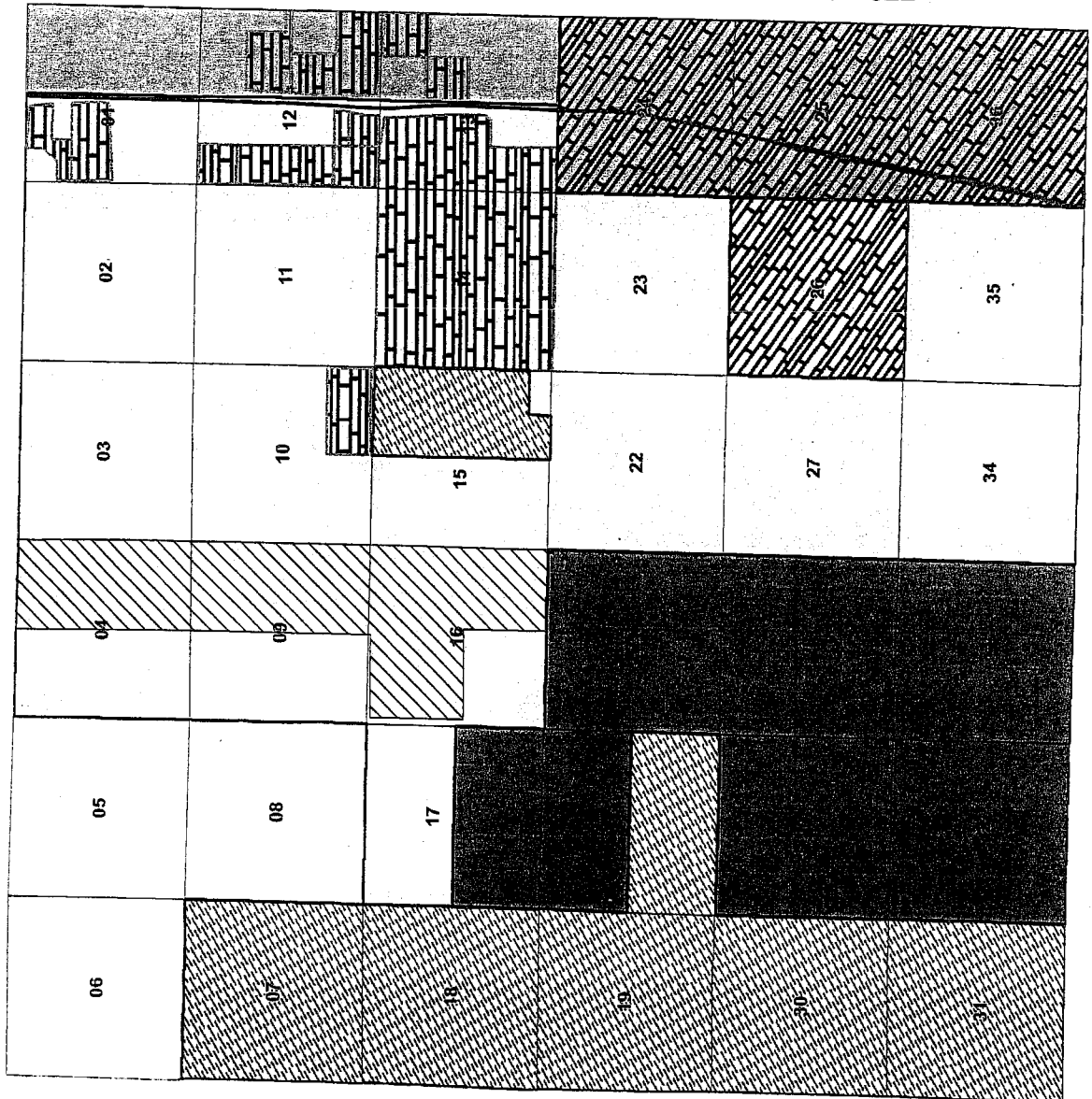
**EXHIBIT A**



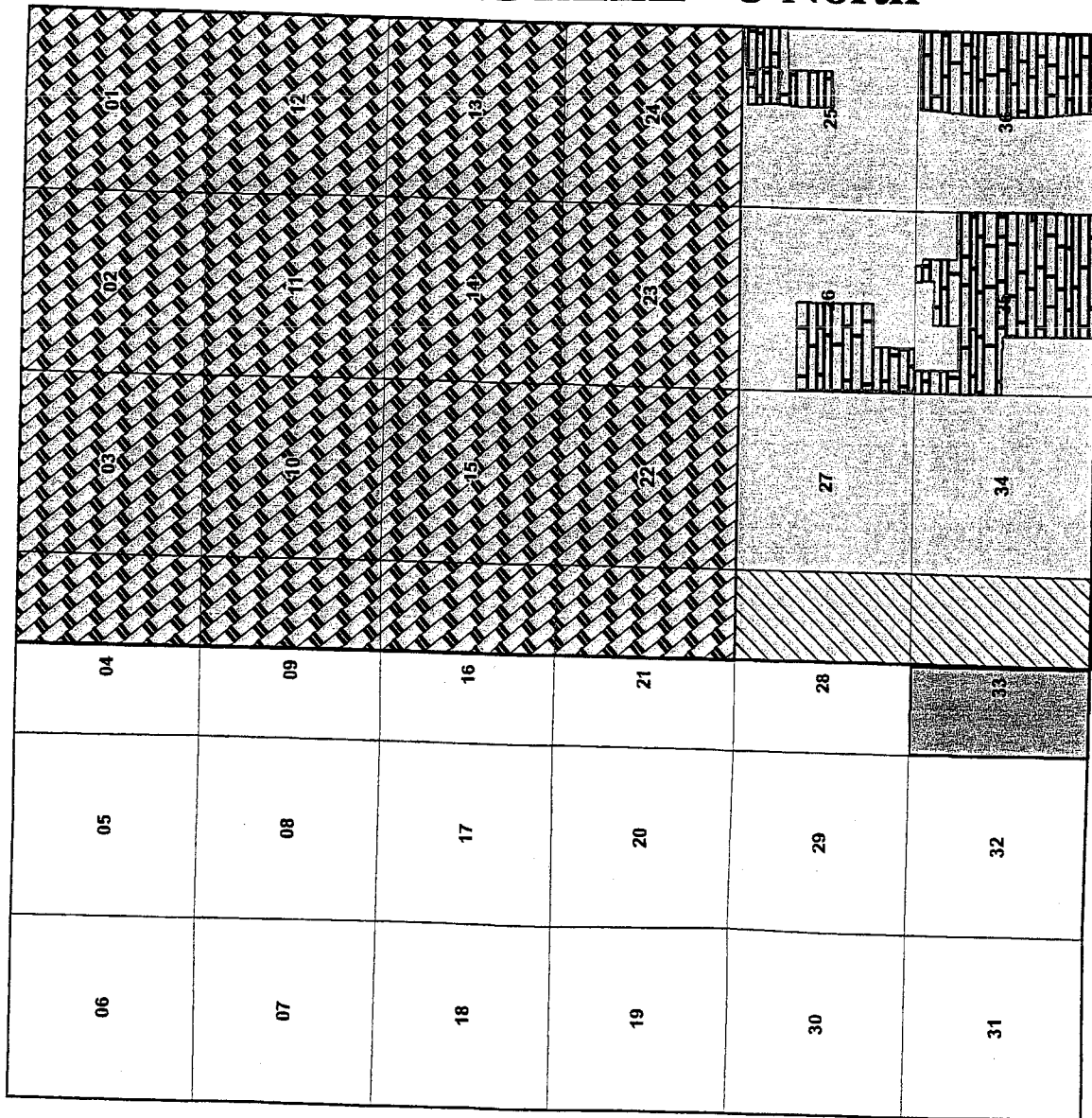
	W-01997A (2)		WS-01303A (14) (8)		Sewer
	Adaman Mutual Water Company		EPCOR Water Arizona, Inc. (Agua Fria)		W-01445A (3)
	Arizona Water Company (White Tanks)		W-01427A (4)		Litchfield Park Service Company
	Litchfield Park Service Company		Sewer		Litchfield Park Service Company
	Sewer		EPCOR Water Arizona, Inc. (4)		Docket No. WS-01303A-15-0018 Request for CC&N
	Sewer		Liberty Utilities		Litchfield Park Water & Sewer
	Litchfield Park Water & Sewer		Docket No. SW-01428A-15-0259 Request for CC&N Extension		

**TOWNSHIP 2 North**

**RANGE 2 West**



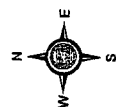
RANGE 2 West



WS-01303A (14)(8)  
EPCOR Water Arizona, Inc. (Agua Fria)  
W-01212A (6)  
Valencia Water Company, Inc.  
Sewer (4)  
City of Surprise (Nonjurisdictional)

Sewer (4)  
EPCOR Water Arizona(4) Inc.  
Docket No. WS-01303A-15-0018  
Request for CC&N  
Sewer (2)  
Liberty Utilities  
(Litchfield Park Water & Sewer)  
Docket No. SW-01428A-15-0259  
Request for CC&N Extension

DOCKET NO. SW-01428A-15-0259



Prepared by:  
Arizona Corporation Commission  
Utilities Division  
Engineering Section/GIS Mapping  
602-542-4251

TR3N2W 17 NOV 2011

Pursuant to ARS § 39-121.03 this map is 'Not for Commercial Use'

DECISION NO. \_\_\_\_\_

06	05	03N02W		02	01
07	08	09	10	11	12
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30	29	28	27	26	25
31	32	33	34 LPSCO (15-0259)	35	36
06	05	04	03	02	01
07	08	09	10	11	12
18	17	16	15	EPCOR Water Arizona (Agua Fria)	
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36
02N02W		04	03	02	01



**LEGAL DESCRIPTION**  
**Zanjero Trails - Legal Description**  
(Liberty CC&N Expansion)

**Parcel 1:**

Portions of land situated within Sections 28 & 33 of Township 3 North, Range 2 West and Sections 4, 9, & 16 of Township 2 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

**Beginning** at a Flush Brass Cap (MCDOT) accepted as the Northeast corner of said Section 28;

Thence, South 00°20'19" West, 2638.46 feet along the east line of said section to a Masonry Nail accepted as the East 1/4 corner of said section 28;

Thence, continuing along said east line, South 00°21'13" West, 2635.60 feet to a Flush Brass Cap accepted as the Southeast corner of said section;

Thence, South 00°22'08" West, 2640.72 feet along the east line of said Section 33 to an Aluminum Cap stamped 2003 accepted as the East 1/4 corner of said Section 33;

Thence, continuing along said east line, South 00°21'40" West, 2639.95 feet to an Aluminum Cap stamped 2009 accepted as the Southeast corner of said Section 33;

Thence, South 00°33'38" East, 2640.27 feet along the east line of said Section 4 to a Brass Cap stamped LS 33307 accepted as the East 1/4 corner of said Section 4;

Thence, continuing along said east line, South 00°33'48" East, 2630.48 feet to a Brass Cap in Handhole stamped MCDOT 2003 accepted as the Southeast Corner of said section 4;

Thence, South 00°23'42" West, 5273.14 feet along the east line of said Section 9 to a 3" Aluminum Cap stamped FCD 2009 accepted as the Southeast corner of said Section 9;

Thence, South 00°24'28" West, 2637.84 feet along the east of Section 16 to a Flush Brass Cap stamped MCDOT accepted as the East 1/4 of said Section 16;

Thence, continuing along said east line, South 00°24'32" West, 2637.33 feet to a found Brass Cap in Handhole stamped SE COR SEC 16 T2N R2W accepted as the Southeast corner of said Section 16;

Thence, leaving said east line, North 89°36'46" West, 2529.49 feet along the south line of said Section 16 to a found Brass Cap stamped S1/4 S16 accepted as the South 1/4 corner of said Section 16;

Thence, North 00°30'54" East, 2464.95 feet along the north-south of said Section 16;

Thence, North 89°51'17" West, 2654.20 feet along a line 162.00 feet south of and parallel with the east-west mid-section line of said Section 16 to a point on the west line of said Section 16;

Thence, along said west line, North 00°23'25" East 162.00 feet to a found Flush Brass Cap stamped MCDOT accepted as the West 1/4 corner of said Section 16;

Thence, continuing along said west line, North 00°30'12" East, 2635.21 feet to a found Flush Brass Cap stamped MCDOT 2003 accepted as the Northwest corner of said Section 16;

Thence, South 89°50'46" East, 2655.09 feet along the north line of said Section 16 to a Flush Brass Cap stamped MCDOT 2003 accepted as the North 1/4 corner of said Section 16;

Thence, North 89°46'46" East, 75.00 feet to a line 75 feet east of and parallel with the west line of the east half of said Section 9;

Thence, North 00°27'02" East, 5268.31 feet along a line 75 feet east of and parallel with the west line of the east half of said Section 9;

Thence, North 00°44'08" West, 5280.79 feet along a line 75 feet east of and parallel with the west line of the east half of said Section 4;

Thence, North 00°21'39" East, 5282.64 feet along a line 75 feet east of and parallel with the west line of the east half of said Section 33;

Thence, North 00°20'37" East, 5276.35 feet along a line 75 feet east of and parallel with the west line of the east half of said Section 28;

Thence, South 89°42'03" East, 2564.43 feet along the north line of said Section 28 to the **POINT OF BEGINNING**.

Parcel 1 as described hereon contains 75,288,064 sq.ft. or 1728.38 acres, more or less.

This description shown hereon is not to be used to violate subdivision regulations of the state, county and/or municipality of any other land division restrictions.

Prepared by: HilgartWilson  
2141 E Highland Ave., Suite 250  
Phoenix, AZ 85016  
Project No. 1078  
Date: January 2015

